

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Jennifer Peickert, Property Manager
Riverplace Apartments
One Riverplace Drive, La Crosse, WI 54601

Owner of site (name and address):

9/0 Stuart CO Riverplace ONE LLC
1000 West 80th Street
Bloomington, MN 55420

Address of subject premises:

One Riverplace Drive
La Crosse, WI 54601

Tax Parcel No.: 17-20280-40

Legal Description: Please see attached document

PDD/TND: General Specific General & Specific

Zoning District Classification: Planned Development District-Specific

Proposed Zoning Classification: Planned Development District-Specific

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Residential multi-housing property

Property is Proposed to be Used For:

Residential multi-housing with additional
garage structure for residents

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is necessary because the structure will
be larger than the 1000 sq foot maximum of
our current zoning.

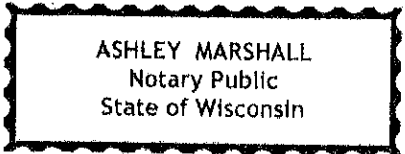
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The garage will not change the neighborhood in
any way. It will enhance public welfare by giving
Riverplace residents additional covered parking spaces.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

RiverPlace Apartments has been part of this neighborhood for 20 years and wants to continue to be a part of it into the future. We feel adding to the value and function of our property we are complying with the City's long range goals.
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



Jennifer J Peickert Jennifer J Peickert
(signature) _____
608 782 0202 4-29-19 5-19
(telephone) _____ (date) _____
jpeickert@stewartco.com
(email) _____

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 1 day of May, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ashley Marshall
Notary Public
My Commission Expires: 12-5-2022

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 15th day of May, 2019.

Signed: Jeff Adler, Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
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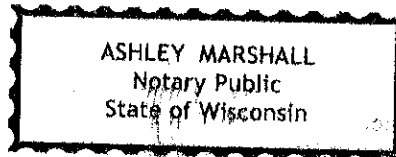
The undersigned, Jennifer Peckert, being duly sworn states:

1. That the undersigned is an adult resident of the City of _____ State of _____.
2. That the undersigned is (one of the) ^{property manager} legal owner(s) of the property located at 1 Riverside Drive.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Jennifer Peckert
Property Owner

Subscribed and sworn to before me this 10 day of May, 2019.

Ashley Marshall
Notary Public
My Commission expires 12-5-2022



RiverPlace Apartments
One RiverPlace Drive
La Crosse, WI 54601

Tax Id Number

17-20280-40

Legal Description

CERTIFIED SURVEY MAP NO. 109 VOL 2 PRT LOT 2 COM SW COR LOT 1 SD CSM N64D03M51SW 64.38FT N06D54M50SE 106.47FT N09D18M22SW 565.74FT N09D18M 22SW 62.46FT N63D03M57SE 44.76FT TO POB N63D03M57SE 8.28FT N18D33M06SW 5.0FT N06D44M27SE 104.61FT N18D 18M19SE 114.13FT N37D0M17SE 147.92FT N46D41M39SE 73.77FT N50D14M58SE 62.83FT N78D12M 29SE 8.39FT S17D17M37SE 215.26FT S52D30M0SE 20FT S37D30M0SW 116.45FT S14D0M 0SW 181.06FT N76D0M0SW 224.99FT TO POB T/W ESMTS IN V1120 P271 & V1175 P 779 SUBJ TO ESMT V1135 P917 & SUBJ TO & T/W ESMT V1141 P216

Specific Development Plan:

Specific comprehensive development plan . Within 18 months of the date of approval by the Common Council of a general development plan, a specific comprehensive development plan must be submitted for review and approval by the appropriate City officials and committees including the City Plan Commission and Common Council which shall include all information required in subsection (e)(2)a of this section, as well as the following detailed construction and engineering plans and related detailed documents and schedules:

1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

Site Plan Attached

2. A legal description of the boundaries of lands included in the proposed Planned Development District.

Stated in Petition

3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

Lands around us include a Grandstay Hotel, Riverside Park, CenturyLink, the Oktoberfest Grounds, and the International Gardens.

4. The location of public and private roads, driveways and parking facilities.

Please reference site plan.

5. The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).

We currently have a 78 unit apartment complex on our property with an adjoining parking lot. We plan to add a 12 stall garage on the adjoining parking lot.

6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

N/A

7. The type, size and location of all temporary advertising signs and permanent entrance features or signs.

We have signs that state our property name, RiverPlace Apartments, both at the entrance off of Front Street and back by Riverside Park.

8. Detailed landscaping plans including plant listings.

N/A

9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).

See attached plans

10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.

N/A

11. The existing and proposed location of all private utilities or other easements.

N/A

12. Characteristics of soils related to contemplated specific uses.

N/A

13. Existing topography on-site with contours at no greater than two-foot intervals City Datum.

N/A

14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.

N/A

15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

N/A

16. All restrictive covenants.

N/A

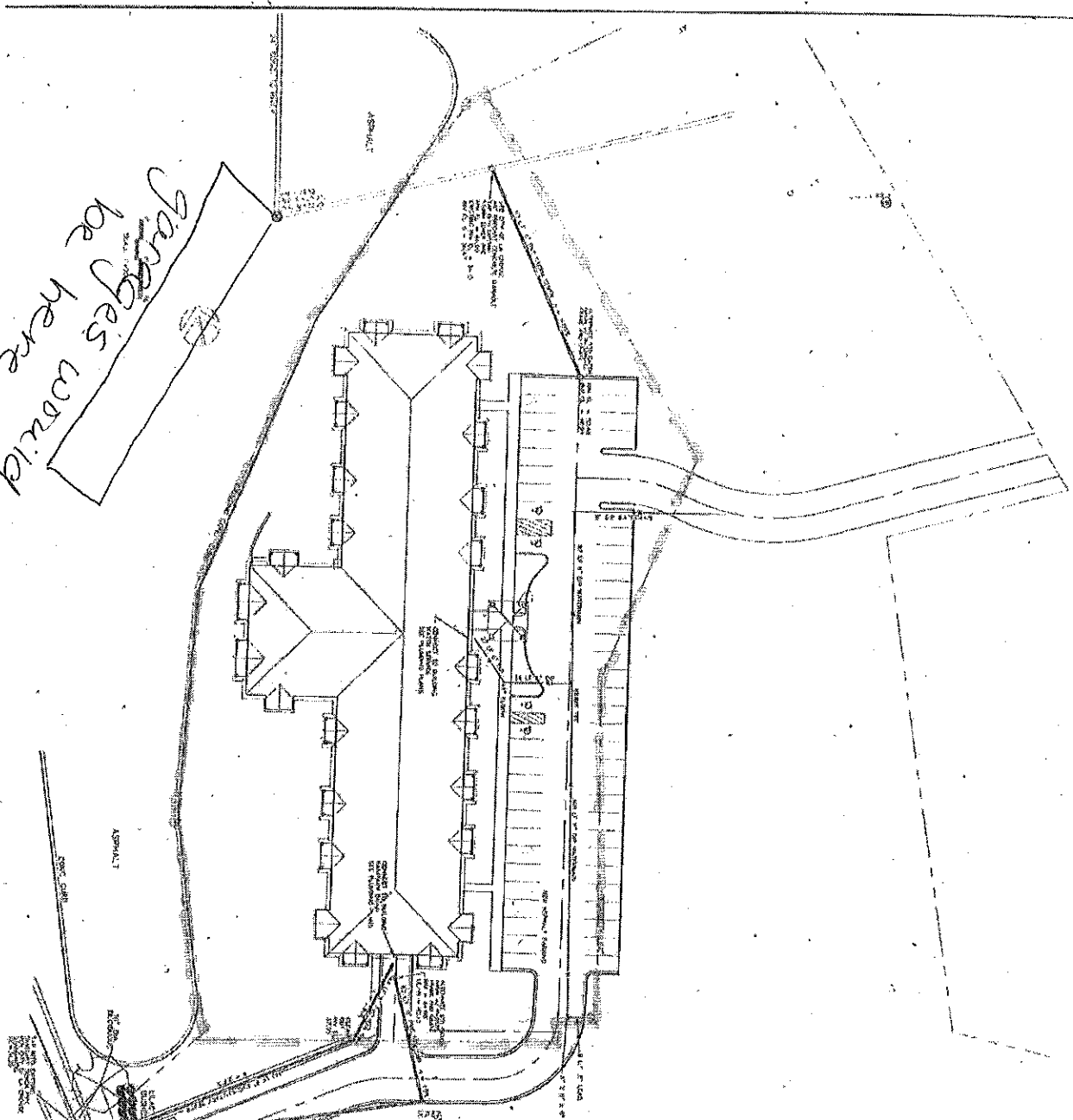
17. Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.

An erosion control plan will be included when it comes time to apply for the building permit.

18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan

SITE PLAN

garages would be here



NOTES - GENERAL

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LA CROSSE, WISCONSIN, STANDARD SPECIFICATIONS FOR ROAD AND STREET CONSTRUCTION, LATEST EDITION, AND THE CITY OF LA CROSSE, WISCONSIN, STANDARD SPECIFICATIONS FOR WATER MAINS, LATEST EDITION.
- 2) ALL UTILITIES AND STRUCTURES SHALL BE LOCATED AND DEPTH SHALL BE AS SHOWN ON THE ATTACHED UTILITY PLAN.
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NOTES - UTILITY PLAN

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CAUTION - NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LA CROSSE, WISCONSIN, AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.

LEGEND

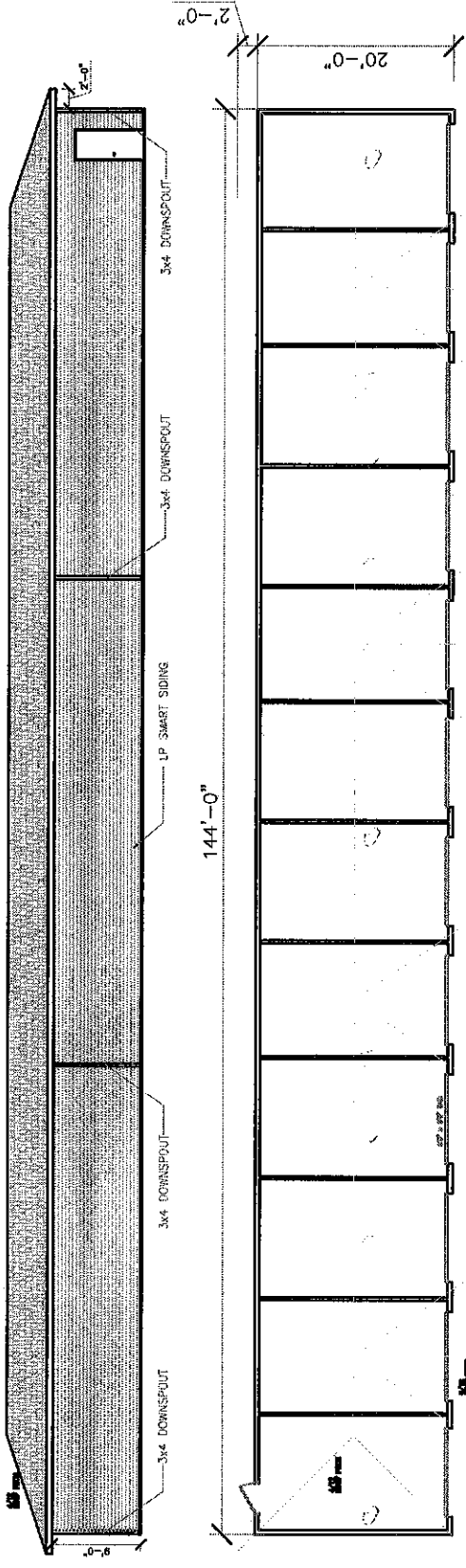
- 1 - 1" WATER MAIN
- 2 - 1" GAS MAIN
- 3 - 1" SANITARY SEWER MAIN
- 4 - 1" RAIN WATER MAIN
- 5 - 1" STORM SEWER MAIN
- 6 - 1" ELECTRIC MAIN
- 7 - 1" TELEPHONE MAIN
- 8 - 1" CABLE MAIN
- 9 - 1" FIBER OPTIC MAIN
- 10 - 1" NATURAL GAS MAIN
- 11 - 1" DISTRICT UNDERGROUND SERVICE LINE
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HSH ASSOCIATES INC
 ARCHITECTURE
 ENGINEERING
 LA CROSSE AND MADISON WI
C4R

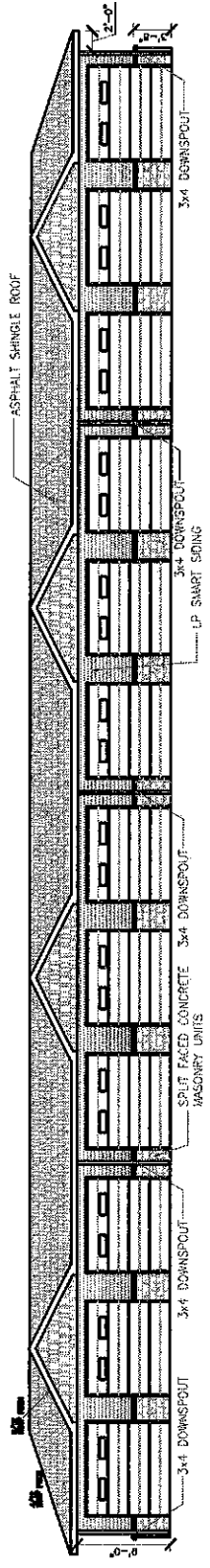
PARAGON ASSOCIATES
 244 MOORE STREET
 LA CROSSE, WI 54601
 (608) 785-1100 FAX 785-1101

PROJECT: RIVERPLACE 76 UNIT APARTMENT
 WASHBURN ASSOCIATES II
 LA CROSSE, WISCONSIN
 UTILITY PLAN
 DATE: 8/1/05
 DRAWN BY: PARAGON ASSOCIATES
 CHECKED BY: [Signature]





PRELIMINARY DESIGN FOR
RIVER PLACE APARTMENTS
 ONE LITTLEFIELD PLACE
 LACROSSE, WI 54601



ASPHALT SHINGLE ROOF
 UP SMART SIDING
 3x4 DOWNSPOUT
 3x4 DOWNSPOUT
 3x4 DOWNSPOUT
 3x4 DOWNSPOUT
 SPLIT FACED CONCRETE MASONRY UNITS



PROPOSAL FOR:

RiverPlace Apartments

Jen Peickert
One RiverPlace Drive
LaCrosse, WI 54601
608-782-0202

One (1) 20'-0" x 144'-0" x 9'-0"
12-Unit Garage

2,880 Total Sq. Ft.

April 15, 2019

DIV 1 - GENERAL REQUIREMENTS

Architectural and Engineering

- During the preparation of construction drawings and specifications, as well as during the progress of work. We will employ the services of our professional engineer registered in the State of Wisconsin to provide approved structural design and on site inspection.

Permits

- This proposal excludes the costs to obtain any state permits. This proposal includes costs to obtain local building permits.

General Conditions

- Provide material handling.
- Provide project supervision.
- Provide temporary toilet and waste removal.

DIV 2 - DEMO

- Remove approx. 3000 square feet of existing asphalt parking lot for new garage unit.
- Cut and remove approx. 145 lineal feet of concrete curbing.

DIV 3 - CONCRETE

- 328'-0" of 20" x 12" grade beam foundation with three (3) #4 rebar at sidewalls.
- 2,880 sq. ft. of 5" (4,000 PSI) concrete floor with #4 rebar at 24" on center each way.
- Cure and Seal TKAS1 floor sealer applied.
Note: Some discoloration of concrete finished floor may occur after application.
- 6 mil poly film vapor barrier applied under concrete slab.
- Saw cut floor control joints as required.

DIV 4 - MASONRY

- 4" split face masonry veneer at front and sides of building, four courses high with precast sill, as per elevations.

DIV 6 - CARPENTRY

- 2x6x10' stud walls spaced 24" on center at exterior walls.
- 2x6x10' stud walls spaced 16" on center at interior division walls.
- Clear span, commercial wood trusses spaced 24" on center with plywood deck.

DIV 7 – THERMAL PROTECTION

- Roofing will be 30 year asphalt shingles with underlayment.
- Siding will be LP Smartside horizontal siding with Smartside trims, as per plans. Decorative Smartside shakes at gables included.
- 24" vented overhang at perimeter of building.
- Supply and install 292 lin. ft. of rain gutter with nine (9) 3x4 downspouts.

DIV 8 – DOORS & WINDOWS

- Twelve (12) 9'-0" x 8'-0" series 198 white long ranch panel steel insulated Thermacore doors with 12.76 R-value, with 2" bracket mounted tracks, openers and remotes. Includes two (2) 24"x12" insulated window ports per overhead door.
- One (1) 3070 Plyco, series 92, thermally broke service door with lever lockset.

DIV 9 – INTERIOR FINISHES

- Unfinished sheetrock (hung only) lid at ceiling.
- Plywood liner at exterior of walls and one (1) side of division walls.

DIV 26 - ELECTRICAL

- +/- 75' of 2" PVC conduit with trench work (supply new circuits to new units)
- 12-120V, 20AMP circuits (one per unit)
- 12-8ft, open strip fixture with 4 LED lamps per fixture (one fixture per unit)
- 12-60 minute, spring wound timers (one per unit)
- 12-120V, 20 AMP, GFCI receptacle (one per unit)
- 5-36 Watt, LED wallpack fixtures with photocell control
- City of LaCrosse electrical permits included.

TOTAL \$ 203,905.00

EXCLUSIONS

This proposal excludes the following:

- State Approved Plans
- City of LaCrosse design standards planning and review fees.
- Plumbing and HVAC
- Public utility extension/service fees (electric, gas, phone, cable).
- Labor overtime premiums or schedule acceleration costs unless otherwise agreed to.
- Bonds – site improvement, performance, payment, etc...and the associated bond fees.
- Builders risk insurance.
- Fire protection/sprinkler system.
- Security and alarm system.
- Seeding, sodding, or landscaping.
- Winter conditions
- All other items not specified.

PROOF OF INSURANCE

Brickl Bros., Inc. (Contractor) will provide the necessary proof of liability and workers compensation insurance to Owner upon execution of this Agreement. Brickl Bros., Inc. insurance agency is AON Risk Services, Green Bay, Wisconsin; the agent is Scott Brzezinski.

TERMS

\$ _____	10%	On Signing
\$ _____	25%	On Start of Concrete
\$ _____	50%	On Delivery of Building Materials
\$ _____	15%	On Completion of Project

PROPOSED BY:
Brickl Bros., Inc.

ACCEPTED BY:
RiverPlace Apts.

Jason Skifton

DATED: _____
P12373

DATED: _____